

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 407
Case No. 83-8M/79-14F
(Hillandale Modification)
July 18, 1983

The application in Case No. 83-8M/79-14F is a request from the Hillandale Development Corporation for a modification to Z.C. Order No. 305 which is the decision of the Zoning Commission in Case No. 79-14/79-6F (Final PUD for various lots in Square south of Square 312, Square north of Square 1312, Square 1313 and Square 1320 at 3905 Reservoir Road, N.W.).

Zoning Commission Order No. 305 grants approval to a Planned Unit Development to construct a residential development on the Hillandale site, subject to certain development conditions, guidelines and standards. Those development conditions related to the use of the former Hillandale mansion are the subject of this request for modification.

The total Hillandale project comprises approximately 42.01 acres located in an R-1-B zone. Order No. 305 stipulates that the property shall be developed with a maximum of 268 residential units, including 238 new townhouses and twenty-eight new single family detached residences, to be grouped in residential clusters together with the existing mansion and gatehouse. Condition No. 3 of the Order provides in part: "All dwellings shall be single family residences. The existing mansion may include club type facilities for homeowners."

The applicant desires to sell the mansion to the Christian Embassy. The two story mansion is fairly large and contains approximately 16,000 square feet of floor area. The Christian Embassy intends to use the premises for a variety of programs and functions such as conferences, retreats, breakfasts, luncheons, dinners, etc. Christian Embassy staff would organize and conduct these programs. On-site staff would number approximately six to ten people including a resident caretaker and the necessary personnel to care for the mansion, its grounds and functions performed there.

The Commission received a letter from Mr. Gilbert Hahn, Jr., Esq., on behalf of the Republic of France, the property of which abuts the Hillandale tract on its northern and eastern boundaries. The Republic of France expressed concerns relative to the disruption to neighborhood parking and traffic that the potential modification of the PUD may create.

The Commission notes the report of the Office of Planning dated July 8, 1983, recommending that a public hearing on this application be denied for the following reasons:

1. The Christian Embassy, plans to use the property in a manner which would extend beyond the parameters of activities normally associated with a school use. Therefore, a map change in addition to a modification of the PUD order would be appropriate.
2. The proposed use as a Christian Embassy is a substantial deviation from the use approved by the Zoning Commission in 1980.
3. The applicant has indicated in part as a justification for the relief requested that it has not been able to market the mansion as a single family residence in the last two years. Since some economic recovery in the housing market is now underway, it would be premature to amend a major PUD based upon an economic condition of relatively short duration.

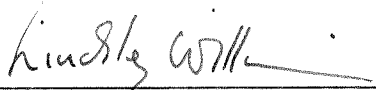
The Commission received a response to the Office of Planning report from the applicant dated July 14, 1983 in which several reasons were given why the case should be set down for hearing.


The Commission received a letter of conditional support for the proposed modification from the Hillandale Homeowners' Association dated July 14, 1983.

The Commission concurs with the Office of Planning as to why the application should not be set down for hearing. It is the opinion of the Commission that the proposed use requested by the Christian Embassy departs substantially from the parameters for approved uses set in Order No. 305 for a single family residence or club-type facility for homeowners. Furthermore, the use as proposed would have no relationship to the remaining portions of the PUD site, which would remain exclusively devoted to single-family residential use. The proposed use would introduce a non-residential character to the site, which would not be consistent with the overall character of the approved PUD. The Commission also believes that the economic experience of the last two years is not a reasonable basis on which this long-term land-use decision should be based.

Based on the foregoing reasons, the Commission therefore orders that the application be DENIED without a hearing.

Vote of the Commission taken at its public meeting held on July 18, 1983: 4-1 (Commissioners Lindsley Williams, Walter B. Lewis, John G. Parsons and Maybelle T. Bennett to deny - Commissioner George M. White opposed to the motion.)


LINDSLEY WILLIAMS
Chairman
Zoning Commission


STEVEN E. SHER
Executive Director
Zoning Secretariat

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



January 8, 1998

APPLICATION NUMBER 16314

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001, on February 18, 1998. Your attention is invited to the following application:

Application of Tyrone Davis, pursuant to 11 DCMR 3108.1 for a special exception under Subsection 2003.1 to change a nonconforming use (sewing shop, dress making design with no more than five students) to another nonconforming use (sale of clothes - retail), or in the alternative, pursuant to 3107.2 for a variance from the use provisions of Subsection 201.1 to allow the retail sale of clothes on the first floor of an existing structure in an R-1-B District at premises 3603 18th Street, NW (Square 4202, Lot 191).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded.

This case is in Advisory Neighborhood Commission 5A. Cases in this area will be heard from 9:30 a.m. to 1:00 p.m. Cases will be heard in the order listed on the Board's hearing agenda.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

A handwritten signature in dark ink, appearing to read "Madeliene H. Dobbins", written over a light blue horizontal line.

MADELIENE H. DOBBINS
Director